



CROWN

ESTATE AGENTS

Dunbar Street, Wakefield



£550 PCM



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Crown Estate Agents are pleased to present this one-bedroom ground-floor property, conveniently located in Wakefield. The property offers well-proportioned accommodation and is ideally situated for access to local shops, schools and everyday amenities. With public transport links nearby and easy access to the M1 and M62 motorway networks, it is well suited to those looking for a conveniently located home.



- One-Bedroom Ground-Floor Property
- Spacious Lounge
- Fitted Kitchen
- Double Bedroom
- Three-Piece Bathroom
- Parking Available
- Convenient Access to the M1 & M62
- Close to Local Amenities
- Council Tax Band A
- EPC Rating E

Call **01977 285 111** to view this property or visit www.crownestateagents.com

Opening hours:
Mon - Fri 9am - 5pm
Sat 10am - 2pm

Crown Estate Agents: 39-41 Ropergate, Pontefract WF8 1JY & 22 Bank Street, Castleford WF10 1JD. **CASTLE DWELLINGS**

Entrance Hall

An entrance hall providing access to the lounge, kitchen, bedroom and bathroom.

Lounge

12'6" x 12'0" (3.83 x 3.68)

A spacious lounge featuring a double-glazed window allowing plenty of natural light, together with a feature fireplace and decorative surround.

Kitchen

7'6" x 5'4" (2.29 x 1.65)

A fitted kitchen comprising a range of wall and base units, complementary work surfaces, a sink with drainer, an oven, hob and extractor fan. A UPVC double-glazed window provides natural light.

Bedroom

12'0" x 9'6" (3.68 x 2.90)

A well-proportioned double bedroom with a UPVC double-glazed window, offering space for bedroom furniture.

Bathroom

6'7" x 5'6" (2.01 x 1.69)

A bathroom fitted with a three-piece white suite comprising a panelled bath, pedestal wash hand basin and low-flush WC.

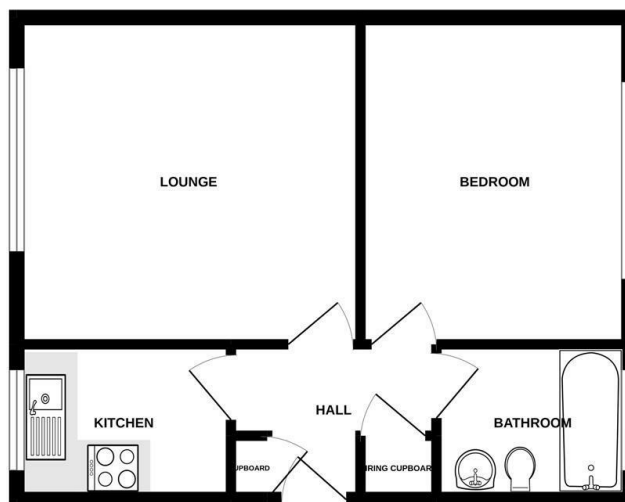
External

The property benefits from parking facilities and is conveniently situated for access to local amenities and transport links.

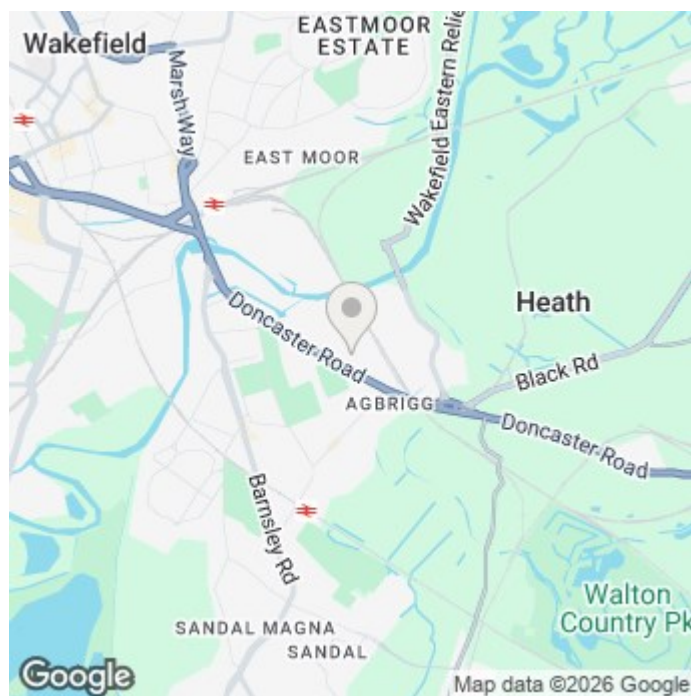


Floor Plan

GROUND FLOOR



While every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operation or efficiency can be given. Made with Metropix v10.0.2



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		75
(55-68) D		
(39-54) E	39	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC 

Please call our Castle Dwellings Ltd Office on 01977 285 111 if you wish to arrange a viewing appointment for this property or if you require further information.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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